



## **RENOVATION PRIORITIES**

TLP Project  
March 21, 2012

1. **ROOF:** *Code Issues, Safety and Building Deterioration*
  - Tear-off and re-roof. There is the potential for extensive damage due to moisture and rot throughout the roof framing.
  - Strengthen/repair existing trusses /beams/rafters (sister any questionable components)
  - Increase number of roof vents and vent all bathroom fans to the exterior rather than into the attic
  - Replace/repair eaves, soffits and fascias.
  - Replace gutters and downspouts; replace/scope drain lines for repair or replacement.
2. **ATTIC:** *Code Issues, Safety and Building Deterioration*
  - Provide new connecting hardware and/or blocking at all bearing walls to stabilize ceiling framing in eastern end unit
  - Increase ventilation between attic partitions,
  - Insulation required in various areas and removed in other areas. No insulation in eastern end unit
3. **PLUMBING:** *Code Issues, Safety and Building Deterioration*
  - Evaluate, repair and/or replace all waste lines.
  - Wood support blocks should be replaced with concrete.
  - Secure all water heaters with earthquake straps.
  - Repair leaks at water heater supply piping in eastern end unit.
  - Replacement of water heaters possible.
  - Replace toilet and water damaged floor/sub floor in unit eastern center unit.
4. **EXTERIOR:** *Code Issues and Building Deterioration*
  - Replacement of exterior siding and at least 2 windows that tested positive for lead based paint.
  - Testing and abatement of lead paint on the exterior walls and two of the windows will need to be completed by a licensed abatement company prior to any work on the exterior.
  - Removal of any soil that may have contaminated paint chips
  - Repair/replacement of all items leading to possible further damage to exterior of house:
    - Repair or replacement of brick planter on SE corner. All planters need metal flashing



- Lower grade on south and west sides as there is no clearance between the siding and the earth.
- All plants, trees and shrubs need to be trimmed away from the building and old stump next to siding on west side needs to be removed.
- Remove plastic from crawl space vents
- Deteriorating wood under door thresholds center units) needs to be replaced. All should be checked; rotted sill plate.

5. **ELECTRICAL:** *Safety and code issues.*

- Upgrade entire electrical branch wiring to meet current safety standards and make it compatible with modern electronic devices (computers, televisions, surge protectors, etc. that require a grounded circuit).
- Upgrade all outlets in bathrooms, outlets serving kitchen counters, and laundry room outlets to GFCI receptacles to meet current safety standards
- Rewire water heater in center units to meet current code.
- Remove old wall mounted electric heaters in bathroom s to meet current safety standards. Upgrade to newer model or decommission and install ceiling fan/light and heat light. (Fans should go on and stay on when light is turned on).
- Dryer outlets need to be changed from the older 3-slot type to the current 4-slot type.
- All smoke alarms should be replaced with hardwired alarms. (Check to see that seller installed at least one CO alarm adjacent to each area; if not, we will need to install to meet Office of State Fire Marshall regulation effective 4/1/2011.
- Circuit labeling need to be properly identified and labeled in single unit
- Outlets above baseboard heaters need to be removed, the wires capped and blank covers installed.
- Wall heater in kitchen of eastern end unit does not work and needs to be replaced.

**ADDITIONAL CODE & SAFETY ISSUES REQUIRING ACTION**

**CODE & SAFETY ISSUES:**

- Install anti-tip bracket on all stoves in units. Essential to safe operation of the range; provides protection when excess force or weight is applied to open oven door. UL requirement as of 6/1991.
- Bedroom windows are not large enough for today's egress standards. (Minimum opening is 24" high and 20" wide with a net opening of at least 5.7 sq. ft. or 5.0 sq. ft. if at direct grade level). Current windows met standards when the house was constructed, but we should consider upgrading to meet today's standards.
- Flexible traps and tailpieces in bathrooms should be replaced as they are not approved for use.

**SAFETY ISSUES:** Clean all dryer vents.



### GENERAL REPAIR ITEMS

#### Structural/Crawl Spaces:

- Clean out debris in the crawl spaces.
- Trees roots growing in crawl space on the north side should be removed.
- Replace insulation throughout the crawl space.
- Vapor barrier is incomplete in crawl space and needs to be made continuous throughout.
- Hire Pest Control Company to address rodents along with other pests/insects in the crawl space and around the exterior of the house. Schedule monthly control.
- Clean out window wells.

#### Interior

Note: Hardwood floors need to be refinished. Appliances, plumbing fixtures, window coverings, cabinets, carpeting, vinyl floors, and wall condition/painting etc. need to be evaluated.

- Western End Unit
  - Repair/replace broken floor tiles in kitchen floor or replace floor
  - Cracked tiles on kitchen counter – repair or replace counter.
  - Redo tape repair to drain under left sink.
  - Replace failed caulk at back of kitchen sink.
  - Replace dripping kitchen faucet.
  - Replace noisy bathroom fan.
- Western Center Unit
  - Repair failed caulking at bathroom sink rim.
  - Repair water damage under kitchen sink.
  - Repair damaged drywall in bathroom and rust spots on ceiling due to excess moisture.
- Eastern Center Unit
  - Replace flexible vinyl tubing portion of dryer vent with rigid metal duct.
  - Check to see if any type of stove or fireplace is in north bedroom. (Chimney exists above north bedroom.)
- Eastern End Unit
  - Replace scorched kitchen cabinet above range.
  - Seal sheet metal around kitchen vent to prevent moisture leaking into attic.

#### Exterior:

- Replace broken storm windows on the north side.



- Replace broken back porch light on one and attach chain to screen door to prevent it from hitting light fixture.
- Correct the slight difference in height between the walkway and the first steps up the back doors that are potential trip hazards.
- Replace exterior doors on front and back of units. Replace/repair doorways.